

MINUTES

CITY COUNCIL MEETING

MARCH 27, 2007

A regular meeting of the City Council of the City of Rolling Hills Estates was called to order at 7:38 p.m. in the City Council Chambers, 4045 Palos Verdes Drive North, by MAYOR SEAMANS.

PLEDGE OF ALLEGIANCE

MAYOR SEAMANS led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

City Council Members Present: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

City Staff Present: City Manager Doug Prichard
City Attorney Kristin Pelletier
Assistant City Manager Sam Wise
Planning Director David Wahba
Community Services Director Andy Clark
Administrative Services Director Michael Whitehead
Senior Planner Niki Cutler
Associate Planner Kelley Thom

Others Present: Sheri Clewis, Park and Activities Commission
Judy Bayer, Planning Commission
Erik Zandvliet, Traffic Engineer

4. CEREMONIAL ITEMS

A. PRESENTATION TO FORMER PLANNING COMMISSIONER PAT KILLEN FOR HIS DEDICATED SERVICE TO THE CITY

MAYOR SEAMANS presented a plaque to former Planning Commissioner Pat Killen thanking him for his time and expertise while serving on the Commission.

Mr. Killen thanked the COUNCIL for giving him the opportunity to serve the City. He noted that, while he has many commitments at this time, he would look forward to serving in an advisory capacity if the need should arise with regards to architectural or urban planning.

B. PRESENTATION TO LOMITA SHERIFF'S STATION CAPTAIN JAY ZUANICH UPON HIS PROMOTION

MAYOR SEAMANS presented a plaque to former Captain Zuanich wishing him well in his new role as Commander of Court Services.

Commander Zuanich noted that the City should be a model of conduct for every city and thanked the COUNCIL as well as the staff for their continued support.

5. ROUTINE MATTERS

A. ADJOURNED CITY COUNCIL MINUTES OF FEBRUARY 13, 2007

This item was taken out of order, at the end of the meeting, at which time

COUNCILWOMAN MITCHELL moved, seconded by MAYOR PRO TEM ZERUNYAN

TO APPROVE THE ADJOURNED CITY COUNCIL MINUTES OF FEBRUARY 13, 2007 AS PRESENTED.

THERE BEING NO OBJECTION, MAYOR SEAMANS SO ORDERED.

B. CITY COUNCIL MINUTES OF FEBRUARY 27, 2007

COUNCILWOMAN MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO APPROVE THE CITY COUNCIL MINUTES OF FEBRUARY 27, 2007 AS PRESENTED.

THERE BEING NO OBJECTION, MAYOR SEAMANS SO ORDERED.

C. DEMANDS AND WARRANTS – FEBRUARY AND MARCH

COUNCILMAN ADDLEMAN moved, seconded by COUNCILWOMAN MITCHELL

TO APPROVE WARRANTS 41516 THROUGH 41572 IN THE AMOUNT OF \$364,594.95; WARRANTS 41257 THROUGH 41333 IN THE AMOUNT OF \$161,768.31; SUPPLEMENTAL WARRANTS 020107 THROUGH 020207; 41250 THROUGH 41340; 41306 (VOID); 41341 THROUGH 41343 (VOID); 41344 THROUGH 41424 IN THE AMOUNT OF \$221,883.06 FOR A GRAND TOTAL AMOUNT OF \$748,246.32 WITH PROPER AUDIT.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

6. CONSENT CALENDAR

COUNCILMAN ADDLEMAN moved, seconded by COUNCILMAN ZUCKERMAN

TO APPROVE ITEMS A-F.

A. READING OF ORDINANCES AND RESOLUTIONS

Reading in full of all ordinances and resolutions presented for consideration to the City Council will be waived and all such ordinances and resolutions will be read by title only.

B. FEBRUARY 2007 SCHEDULE OF INVESTMENTS

RECEIVED AND FILED.

C. LEAGUE OF CALIFORNIA CITIES PRIORITY FOCUS DATED FEBRUARY 23, 2007

RECEIVED AND FILED.

D. LEAGUE OF CALIFORNIA CITIES PRIORITY FOCUS DATED MARCH 2, 2007

RECEIVED AND FILED.

E. LEAGUE OF CALIFORNIA CITIES PRIORITY FOCUS DATED MARCH 9, 2007

RECEIVED AND FILED.

F. LEAGUE OF CALIFORNIA CITIES PRIORITY FOCUS DATED MARCH 16, 2007

RECEIVED AND FILED.

THERE BEING NO OBJECTION, MAYOR SEAMANS SO ORDERED.

7. AUDIENCE ITEMS NOT ON THE AGENDA/WRITTEN AND ORAL COMMUNICATIONS

A. FACILITY USE GUIDELINES

Recommendation: That the City Council consider the request from PVP 4-H Club and uphold the newly adopted use guidelines and fees.

Community Services Director Clark provided a staff report (as per agenda material).

Kelley Malone, Rolling Hills, President, PVP 4-H Club, provided a brief history of their organization's use of the Council Chambers. She asked if the cost could be reduced since they are a non-profit organization.

Monica Malone, Rolling Hills, asked if they could retain the previous rate or they will be forced to increase their membership fees.

City Manager Prichard explained the reasoning behind the COUNCIL'S policy to encourage organizations to utilize the Community Center rather than the Chambers.

Dee Keese, Palos Verdes Peninsula, commented that they have used the Community Center in the past, but found it too small for their needs.

COUNCILMAN ADDLEMAN noted that a letter was received by the City specifically stating that the PVP 4-H Club would be willing to pay the additional cost.

Ms. Keese responded by commenting that they were surprised by the amount of the increase.

COUNCILMAN ZUCKERMAN reiterated the fact that two letters from the PVP 4-H Club stated cost was not a factor.

Nancy Otto, Rancho Palos Verdes, noted that the children enjoy the facility because of the leadership opportunities it affords them as it is conducive to what their organization teaches. She requested that COUNCIL reconsider their decision.

MAYOR PRO TEM ZERUNYAN moved, seconded by COUNCILMAN ZUCKERMAN

TO AMEND THE FACILITY USE GUIDELINES FOR NON-PROFIT ORGANIZATIONS FROM \$60 TO \$30 FOR THE FIRST TWO HOURS (TWO-HOUR MINIMUM).

AYES: Addleman, Seamans, Zerunyan, Zuckerman

NOES: Mitchell

COUNCILMAN ZUCKERMAN suggested that, if any future issues should arise regarding the Chambers, they be addressed prior to a decision being made rather than after the fact.

10. OLD BUSINESS (Taken out of order)

A. COOL CITIES REPORT AND UPDATE

Recommendation: That the City Council direct staff to prepare a resolution authorizing the Mayor to sign the U.S. Mayor's Climate Protection Agreement.

Associate Planner Thom provided a staff report (as per agenda material).

Lillian Light, provided a background of the COOL Cities program. She noted that several South Bay cities have either adopted or are considering adopting the U.S. Mayor's Climate Protection Agreement.

Jan Kidell, explained how the Sierra Club got involved in this program. She noted that carbon emissions are a major concern and urged the COUNCIL to approve this agreement.

MAYOR SEAMANS stated that the City has adopted a green building policy and is presently working with the South Bay Energy Center on City Hall lighting.

MAYOR PRO TEM ZERUNYAN noted his support for green building concepts and environmental stewardship, but expressed concern with certain numbers being reported as they may or may not be accurate.

COUNCILWOMAN MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO DIRECT STAFF TO PREPARE A RESOLUTION AUTHORIZING THE
MAYOR TO SIGN THE U.S. MAYOR'S CLIMATE PROTECTION
AGREEMENT.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

8. PUBLIC HEARINGS/MEETINGS

**A. PLANNING APPLICATION 29-06; APPLICANT: CRAIG KNICKERBOCKER;
LOCATION: 827 DEEP VALLEY DRIVE**

Recommendation: That the City Council: 1) Open the public hearing; 2) Take public testimony; 3) Discuss the issues; 4) Close the public hearing; and 5) Direct staff to prepare a Resolution approving PA-29-06 and adopting the associated Mitigated Negative Declaration, subject to the conditions of approval identified in the Planning Commission staff report dated February 20, 2007.

Senior Planner Cutler provided a staff report (as per agenda material).

COUNCILWOMAN MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO OPEN THE PUBLIC HEARING.

THERE BEING NO OBJECTION, MAYOR SEAMANS SO ORDERED.

Craig Knickerbocker, Applicant, provided a history of this property.

COUNCILMAN ZUCKERMAN inquired if the Applicant would be willing to make aesthetic modifications to the exterior.

Dale Hinkle, Geologist, referred to an illustration depicting the proposed condominiums being built on caissons.

COUNCILMAN ZUCKERMAN inquired as to borings and the caissons being proposed. Mr. Hinkle stated that the hillside will be at least 50% more stable than it was previously.

COUNCILMAN ZUCKERMAN then inquired if a second opinion might be warranted in this case. Mr. Hinkle noted that the County geologist will also review this project who will basically act as that second opinion.

Richard Barretto, P.E., Linscott, Law & Greenspan, noted that he conducted a traffic and parking analysis. He noted that there is a parking surplus for future residents and guests in the evening and on weekends. He stated that there are no cumulative traffic impacts on this development and that he would not normally undertake a traffic study of this size as it does not even meet the City's significant threshold criteria. Additionally, it was his opinion that there is sufficient parking that will support the new residents as well as the medical office tenants/employees.

COUNCILMAN ZUCKERMAN noted his concern with parking if there should be a future change to the facility as the third level would not be a desirable place to park.

Ted Wynne, noted that the Applicant's project is a great complement to the area. He noted that the Applicant is a good neighbor and would like to see his project move forward.

Greg Keenan, Rolling Hills Estates, commented that the commercial district continues to improve. He noted that mixed-use developments are very popular now and believed the City is headed in the right direction. He stated that more projects like this are needed to support the businesses. He responded to the parking issue, noting that construction is currently taking place on the Wynne site which is why most of the parking is taken.

Jordan Wheeler, Rolling Hills Estates, welcomed the opportunity to own affordable real estate in the City that is available to younger families.

Diana Thomson, Rancho Palos Verdes, commented that she would consider moving into this type of development.

Teri Ross, Torrance, noted that she is looking forward to moving into one of these condominiums and stated her desire to work, shop and dine in the City.

MAYOR PRO TEM ZERUNYAN moved, seconded by COUNCILMAN ZUCKERMAN

TO CLOSE THE PUBLIC HEARING.

THERE BEING NO OBJECTION, MAYOR SEAMANS SO ORDERED.

COUNCILMAN ADDLEMAN stated that, although he likes the project, other mixed-use applications are coming down the line in one phase or another that must be addressed. He suggested that a moratorium be imposed, after this project is approved, until such time as the COUNCIL can examine the entire commercial district.

COUNCILWOMAN MITCHELL noted she is satisfied with the geotechnical and traffic studies, but aesthetics were a concern. She then suggested that the Applicant meet with his architect to better blend the exterior with the hillside.

MAYOR PRO TEM ZERUNYAN noted his concurrence with COUNCILMAN ADDLEMAN on the density issue as well as his satisfaction with the geotechnical data. He then suggested possibly including a modest park or some type of community-oriented center for seniors and teens. He noted that he would like to see criteria other than ITE standards being used to calculate trip generation and encouraged other cities on the Peninsula to follow suit on their traffic calculations.

MAYOR PRO TEM ZERUNYAN then took the opportunity to voice his opinion on the question of density in the Peninsula Village Master Plan Area and rebut recent comments made at the recent Peninsula Village public workshop. He explained that he did not want the community to misunderstand that traffic woes on Palos Verdes Drive North are solely due to the City's projects, but come from surrounding cities' projects.

In regards to the Applicant's project, MAYOR PRO TEM ZERUNYAN reiterated that the slope will be improved, and echoed comments regarding the building façade. He believed this to be a wonderful addition to Deep Valley Drive.

MAYOR SEAMANS noted that this project fits in with the Deep Valley Drive vision and supported moving this project forward.

COUNCILMAN ZUCKERMAN noted that he concurred with MAYOR PRO TEM ZERUNYAN'S views with regards to the overlay. He also believed that it fits in with the vision for Deep Valley under the existing ordinances, but traffic still remains a concern. He noted his appreciation for the Applicant going the extra mile in providing a traffic study, but was not convinced that the parking analysis is adequate. Even though he believed this project not to be adequately parked, the relatively few units under consideration argue in favor of the project.

With respect to approving variances, COUNCILMAN ZUCKERMAN strongly emphasized that once this project is approved, any request for a variance should be denied as parking should be made available to the general public.

COUNCILMAN ZUCKERMAN noted that he is encouraged by the geotechnical consultant's report, but preferred to have an inspection completed by someone other than the County. Planning Director Wahba clarified that Willdan is the City's engineer on the Village projects.

COUNCILMAN ZUCKERMAN moved, seconded by COUNCILMAN ADDLEMAN

TO APPROVE PLANNING APPLICATION 29-06 SUBJECT TO THE APPLICANT BRINGING BACK A REVISED SET OF ELEVATIONS AND ARCHITECTURAL STYLE TO THE COUNCIL FOR REVIEW.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

At 10:30 p.m., MAYOR SEAMANS called for a brief recess.

At 10:40 p.m., the CITY COUNCIL reconvened with MAYOR SEAMANS, MAYOR PRO TEM ZERUNYAN, COUNCILMAN ADDLEMAN, COUNCILWOMAN MITCHELL, and COUNCILMAN ZUCKERMAN present.

9. NEW BUSINESS

A. PLANNING COMMISSION MINUTES OF MARCH 5, 2007

COUNCILMAN ADDLEMAN moved, seconded by MAYOR PRO TEM ZERUNYAN

TO RECEIVE AND FILE THE PLANNING COMMISSION MINUTES OF MARCH 5, 2007.

THERE BEING NO OBJECTION, MAYOR SEAMANS SO ORDERED.

B. PARK AND ACTIVITIES COMMISSION MINUTES OF MARCH 20, 2007

COUNCILWOMAN MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO RECEIVE AND FILE THE PARK AND ACTIVITIES COMMISSION MINUTES OF MARCH 20, 2007.

THERE BEING NO OBJECTION, MAYOR SEAMANS SO ORDERED.

1) PARK AND ACTIVITIES COMMISSION ACTION ITEM FROM MEETING OF MARCH 20, 2007 – NATURE CENTER AND COMMUNITY CENTER ADA IMPROVEMENTS

Recommendation: That the City Council contract the services of MIG to design, prepare construction documents, and provide contract administration and inspection services for ADA improvements to the George F Canyon Nature Center and the Rolling Hills Estates Community Center.

Community Services Director Clark provided a staff report (as per agenda material).

COUNCILWOMAN MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO APPROVE CONTRACTING THE SERVICES OF MIG TO DESIGN, PREPARE CONSTRUCTION DOCUMENTS, AND PROVIDE CONTRACT ADMINISTRATION AND INSPECTION SERVICES FOR ADA IMPROVEMENTS TO THE GEORGE F CANYON NATURE CENTER AND THE ROLLING HILLS ESTATES COMMUNITY CENTER.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

C. LEGISLATIVE UPDATE

Recommendation: That the City Council receive and file this report and provide direction on matters contained herein or on matters of related topics.

City Manager Prichard provided a staff report (as per agenda material).

After brief discussion, it was the consensus of the COUNCIL

TO RECEIVE AND FILE THE LEGISLATIVE UPDATE AND DIRECT STAFF TO SEND A LETTER OF SUPPORT FOR AB 391.

THERE BEING NO OBJECTION, MAYOR SEAMANS SO ORDERED.

COUNCIL directed staff to agendize Proposition P for COUNCIL consideration at the next meeting.

D. SALE OF COMMUNITY DEVELOPMENT BLOCK GRANT

Recommendation: That the City Council adopt Resolution No. 2123 and enter into the agreement with the City of Hawaiian Gardens for authorizing the exchange of Community Development Block grant funds for FY 2007-08.

Administrative Services Director Whitehead provided a staff report (as per agenda material).

1. RESOLUTION NO. 2123 FOR ADOPTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES AUTHORIZING THE EXCHANGE OF UNEXPENDED COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.

COUNCILMAN ADDLEMAN moved, seconded by MAYOR PRO TEM ZERUNYAN

TO ADOPT RESOLUTION NO. 2123.

City Manager Prichard read Resolution No. 2123 by title only.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

E. AGREEMENT WITH NEXTG NETWORKS OF CALIFORNIA, INC.

Recommendation: That the City Council direct the appropriate City officials to enter into the License Agreement and NextG Networks of California, Inc.

Assistant City Manager Wise provided a staff report (as per agenda material).

COUNCILMAN ADDLEMAN moved, seconded by COUNCILWOMAN MITCHELL

TO APPROVE ENTERING INTO THE LICENSE AGREEMENT WITH NEXTG NETWORKS OF CALIFORNIA, INC.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

11. CITY ATTORNEY ITEMS

NONE

12. CITY COUNCIL/REGIONAL COMMITTEE REPORTS: This item provides the opportunity for Members of the City Council to provide information and reports to other Members of the City Council and/or the public on any issues or activities of currently active Council Committees, ad hoc committees, regional or state-wide governmental associations, special districts and/or joint powers authorities and their various committees on which Members of the City Council might serve or have an interest, which are not otherwise agendized.

A. MAYOR PRO TEM ZERUNYAN

1) EQUESTRIAN COMMITTEE MINUTES OF FEBRUARY 26, 2007

THERE BEING NO OBJECTION, MAYOR SEAMANS ORDERED THE EQUESTRIAN COMMITTEE MINUTES OF FEBRUARY 26, 2007 RECEIVED AND FILED.

B. COUNCILMAN ADDLEMAN reported on the Palos Verdes Transit Authority meeting where it was noted that a structural deficit exists. He noted that several options to be considered include raising fares, the possibility of increased funding from cities, service reductions, etc.

C. COUNCILWOMAN MITCHELL reported that she attended the National League of Cities Conference in Washington, D.C. She noted that it was an excellent conference and that it would behoove the City to further investigate receiving additional federal monies.

13. MAYOR AND COUNCIL ITEMS: This item provides the opportunity for Members of the City Council to request information on currently pending projects and/or issues of public concern, direct that an item be agendized for future consideration and/or make announcements of interest to the public.

A. PLANNING COMMISSION APPOINTMENT

After brief discussion, COUNCILWOMAN MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO APPOINT JAY GOLIDA TO THE PLANNING COMMISSION.

THERE BEING NO OBJECTION, MAYOR SEAMANS SO ORDERED.

B. MAYOR PRO TEM ZERUNYAN was congratulated by the COUNCIL on his impending elevation to Vice President of the California Contract Cities Association.

C. MAYOR SEAMANS invited everyone to attend the "Taste of RHE" scheduled for Saturday, April 14 on the roof of the Peninsula Center Library at \$50 per person. She noted to either contact City Hall or participating restaurants for tickets.

14. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code Section 54956.9)

Property: Public Right-of-Way on Silver Spur Road and Drybank Drive

City Negotiator: Assistant City Manager Sam Wise
City Attorney Kristin Pelletier

Negotiating Parties: City and Patrick Ryan (NextG)

Under Negotiation: Proposed Lease/Use Agreement for Public Right-of-Way

COUNCIL DID NOT ADJOURN TO CLOSED SESSION.

15. ADJOURNMENT

At 11:01 p.m., MAYOR SEAMANS formally adjourned the City Council meeting to Tuesday, April 10, 2007 at 7:30 p.m.

Submitted by,

Approved by,

Hope J. Nolan
Deputy City Clerk

Douglas R. Prichard
City Clerk